



**Chaucer Road, Hillside, Rugby**  
**£235,000**





# Chaucer Road, Hillside, Rugby

Crowhurst Gale Estate Agents are very pleased to present a semi detached bungalow located in the sought after area of Hillside, Bilton. Conveniently located to Sainsbury's super store and a regular bus service to Rugby Town centre. In brief the property comprises: entrance porch, lounge, kitchen/diner, two double bedrooms and a shower room. Further benefits include gas central heating, Double glazing. To the outside there is ample off road parking, front and rear gardens. This property is offered with no chain.

## Frontage

Driveway providing off road parking. Fore garden laid with gravel for further off road parking. Access rear garden and further parking area.

## Entrance Porch

Double glazed door and double glazed windows to sides. Door into:

## Lounge 16'9" x 10'11" (5.13m x 3.35m)

Double glazed window to front aspect. Radiator. Feature gas fire. Door to:

## Inner Lobby

Access to loft space. Doors to:





**Kitchen/Diner 15'10" x 9'11" (4.84m x 3.04m)**

Double glazed window to front and side aspect. Obscure glazed door to side. A range of eye and base level units with work top surfaces, inset sink with drainer and mixer tap over, tiled splash back. Fitted double oven, Fitted hob with extractor over. Space and plumbing for washing machine. Fitted fridge/freezer. Radiator. Cupboard housing combination boiler.

**Bedroom One 11'11" x 10'11" (3.65m x 3.35m)**

Double glazed window to rear aspect over looking rear garden. Radiator.

**Bedroom Two 9'11" x 9'0" (3.03m x 2.75m)**

Double glazed window to rear aspect over looking rear garden. Radiator.

**Shower Room 6'10" x 5'6" (2.10m x 1.68m )**

Shower enclosure with electric shower fitted. WC and wash hand basin. Obscure double glazed window to side aspect. Radiator.

**Rear Garden**

An enclosed rear garden mainly laid to lawn with planting areas. Wooden garden shed. Wooden summer house with power and light connected.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Mortgage Services**

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

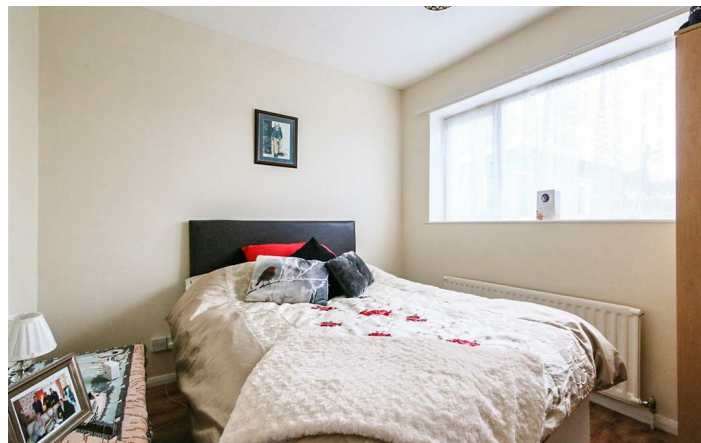
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band: C

**Tenure**

Freehold

**Directions For Sat Nav**

Directions For Sat Nav: CV22 5RP

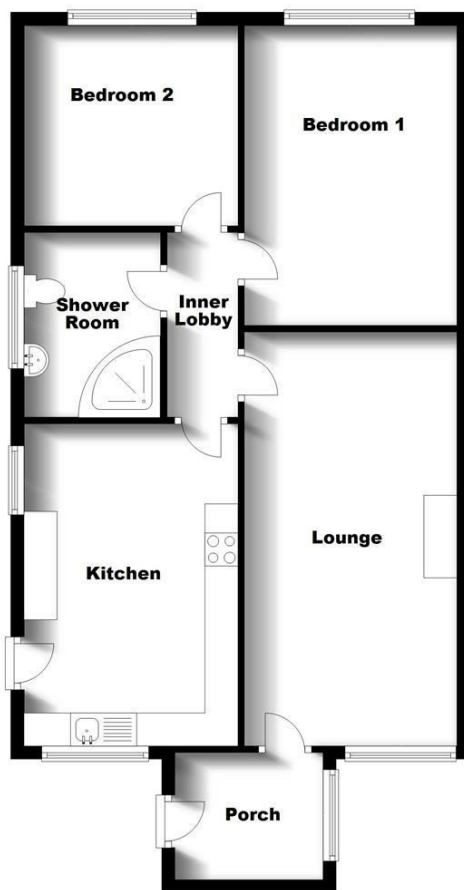
**Viewing**


By appointment only through Crowhurst Gale Estate Agents  
01788 522266






**Ground Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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